FOR MYSORE STATE

MS. SERIES.

G.O. No. 4023

Dated 17-11-1954

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17.11.54

[Despatch Abstract.]

PORT TRUST - Mangalore - South Reclamation Area - Lease of land to Caltex (India) Ltd. - Ordered.

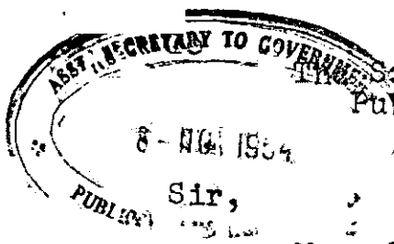
Ref.No.315/54-.9

Port office, Mangalore
P.B.No.146.
3rd November 1954.

From

The Chairman,
Mangalore Port Trust,
~~RxRxWork~~, Mangalore.

86221



The Secretary to Government,
Public Works Department,
M A D R A S .

Sir,

Mangalore Port Trust Land - Lease to Caltex (India) Ltd.
Government sanction - requested -
G.O.Ms.No.5110/ P.W.D. dated 15-12-1952.
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pp 31-32 c/f (M)

As per the instructions issued under the ~~circular~~ G.O. cited above, the South Reclamation area in Mangalore Port was selected as an area where the scheme of "lease by auction" was to be introduced Vide State Port Officer's letter to Government No.3666/G1/52-6 dated 25-2-1953. Accordingly five different plots were auctioned and leased out to different parties under a term of 3 years since then.

The Caltex (India) Ltd., Madras in their letter No.445/EEL/2292 dated 11-2-1954 (copy enclosed) requested for about 30,000 sq. ft. of port land in the above said area, for construction of bulk depots for storing petroleum, for a period of 10 years at a stretch with option for renewal for two successive periods of 10 years each As per Section 30(2) of the Mangalore Port Trust Act the Port Trust Board is empowered to execute licences for a period not exceeding 10 years. But for the condition imposed by the above G.O. restricting leasing of plots in this area by auctioning only, the Port Trust Board could normally grant a licence to the Caltex (India) Ltd. as per their requirements. The Port Conservancy Board have approved the proposal to lease out the plot to the firm on an enhanced rate of Rs.9/- per 100 sq.ft. or part thereof per annum or part thereof in their resolution No.VIII dated 20-9-1954 (copy enclosed). This was subsequently recorded by the present Port Trust Board on 1-10-1954 (extract enclosed). It has therefore become necessary that the restriction according to the G.O. should be waived in this case so that the Port Trust Board can grant a licence to the firm, whereby the Board expects an appreciable annual income as ground rent from the licensee. I therefore recommend that the condition imposed on the South Reclamation area by G.O.Ms.No.5110 dated 15-12-1952 may kindly be waived so that the land requested for may be leased out to the Caltex (India) Ltd.

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CHAIRMAN,
PORT TRUST BOARD, MANGALORE.

Letter from Caltex (India) Limited, Madras to the Port Officer, Mangalore No.445/EEL/2292 dated 11th February 1954.

PROJECTS: Bulk Depots
Mangalore.

During the current year, we propose to erect a Bulk Depot at MANGALORE for the storage and distribution of our products in that area. After surveying the site, we have come to the conclusion that the only available land will be on Port premises. We have prepared a rough drawing No.IND/CIL/4 of 54, of which we enclose herewith a copy, and we have indicated on this drawing our proposed site of about 30,000 sq.ft.

A

You will note that this site is adjacent to the existing Oil Siding used by Messrs. Burmah-Shell & Standard-Vacuum Oil Company and is located on Port Trust land, near the Railway line to the south of the two existing Oil Companies' installations. We do not believe that the allotment of this land to us would in any way interfere with your existing Port facilities nor with expansions which you may contemplate. Because of the existing unbridged channel, we would also require the use of an approach road which would have to run from the Main Road, along the southern side of the S.V.O.C. Depot, along the river front behind the Burmah-Shell Depot, unto our proposed site, as shown on our drawing. This would in no way interfere with existing traffic.

We would require a lease on this property and would be agreeable to pay your usual scale of rental as well as abide by your usual terms and conditions for lease of land. Since we are most anxious to commence early construction, we would appreciate your taking early action on our request.

Your favourable action on our request will be greatly appreciated.

Encl: Drawing

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cc-The State Port Officer, First Line Beach, Madras - 1. We discussed this proposal with the Port Officer, Mangalore, and he promised to expedite his recommendations. We trust that you will kindly process our proposal further at an early date, as we are most anxious to begin early construction.

Copy of Resolution No.VIII of the Port Conservancy Board, Mangalore dated 20st September 1954.

B

Read proposals to lease out a plot on the Port extended reclaimed area in favour of Caltex (India) Ltd., and Port Officer's note thereon dated 14-9-1954.

"The Board recommends that the plot may be leased at Rs.9/- per 100 sq.ft. for a period of 25 years or less if required by them."

Copy of Resolution No.2 of the Mangalore Port Trust Board dated 1-10-1954.

C

Minutes of the last meeting of the Port Conservancy Board, Mangalore held on 20th September, 1954.

"R E C O R D E D ."

(Copy)

ort office, Mangalore.)
ted 3rd November 1954.)

VA.3/11.

K.Gokarnadas 4/11
Port Officer.

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Letter from Caltex (India) Limited, Madras to the Port Officer, Mangalore No.445/EEL/2292 dated 11th February 1954.

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C

"R E C O R D E D ."

(Copy)

Port office, Mangalore.)
Dated 3rd November 1954.)

NA.3/11.

K Gopalakrishnan 4/11
Port Officer.

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C.No 86221 F/54.

P.W.D. (F1)

Port Trusts - Mangalore -South Reclamation Area - Lease of land to Caltex (India) Ltd. - Ordered.

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plcf

From the Chairman, Mangalore Port Trust, letter No.315/54-9 dated 3-11-54.

...

Order MS.No. 4023 P.W.Dated 17/11/54.

In the circumstances reported in the letter cited, ~~the Government direct~~ under section 30(a) of the Mangalore Port Trust Act, 1953, ~~that an area of about~~ hereby permit the Mangalore Port Trust to lease an area of about 30,000 sq. feet of land in the South Reclamation Area at the Port of Mangalore ~~be leased out~~ to Caltex (India) Ltd., Madras, at a rental of Rs 9/- (Rupees nine only) per one hundred sq. ft. or part thereof, per annum or part thereof, for construction of bulk depots for storing petroleum etc. ~~The above lease will be~~ for a period of ten years to begin with, with option to renew the same for two successive periods of ten years each.

p12 of Act or (V)

Pl. see para 2 of plcf

2. The Chairman, Mangalore Port Trust is requested to arrange for the lease of the land to Caltex (India) Ltd. Madras, after the necessary agreements has been executed.

3. The Chairman, Mangalore Port Trust is informed in this connection that as the Mangalore Port Trust Act, 1953 has come into force with effect from the 1st July 1954 and the Mangalore Port Trust Board has been constituted

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with effect from the 1st October, 1954 the orders issued in G.O.Ms. No.5110 P.W. dated 15-12-1952 ~~are~~ have ceased to apply not applicable to the Port and that therefore the question of waiving the condition imposed in those orders does not arise.

× pp 31-32 C.L. (H)

15/11/54.

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To the Chairman, Mangalore Port Trust, Mangalore.

To the Examiner of Local Funds Accounts.

To the Collector of South Kanara.

s/c 3.

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P.W.D. (F-1)

C.No.5221-F/54.

Port Trusts -Mangalore - South Reclamation Area - Lease of land to Caltex (India) Ltd., Madras.

From the Chairman, Mangalore Port Trust Letter No.315/54.9 dated 3.11.54.

The reference from the Chairman, Mangalore Port Trust on p.1 c.f., in regard to the lease of about 30,000 sq. ft. of land at the Port of Mangalore to the Caltex (India) Ltd., Madras, may be perused. The Chairman, Mangalore Port Trust has requested the Govt. to waive, so far the Port of Mangalore is concerned, the condition imposed in G.O.Ms.No.5110 P.W. dated 15-12-52 that lease of lands at some ports, including South Reclamation Area at the Port of Mangalore, should be by public auction, in order to enable him to lease the land to Caltex (India) Ltd.

2. In G.O.Ms.No.5110 P.W. dated 15-12-52, read with letter from the S.P.O. No.3666 G1/52-6 dated 25-2-53, the Govt. ordered that lease of lands at certain minor ports in the State should be by public auction. This included certain areas in the South Reclamation Area at the Port of Mangalore. With the bringing into force of the Mangalore Port Trust Act, 1953 with effect from 1st July 1954 and the constitution of the Mangalore Port Trust Board with effect from the 1st October 1954, the orders referred to above have ceased to be operative so far the Port of Mangalore is concerned. Hence the question of waiving the condition imposed in the above order does not arise. Lease of lands at the Port has to be governed only by the Provisions of the Mangalore Port Trust Act, 1953. Under section 30 of the said Act, the Chairman, Mangalore Port

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Board
Trust Act has power to lease lands in the port area for terms upto ten years. For leases exceeding ten years, the previous sanction of the State Govt. is necessary. As the present lease is for a period of 10 years with option for renewal for two successive periods of 10 years each, it would appear that the Govt. should have to sanction the lease in this case.

3. In the circumstances stated above, it is for consideration whether the lease of the land required by Caltex (India) Ltd., Madras, may be sanctioned, and the Chairman, Mangalore Port Trust informed that as the orders issued in G.O.Ms. No.5110 P.W. dated 15-12-52 has ceased to be operative so far the Port of Mangalore is concerned, the question of waiving the condition imposed in that G.O. does not arise. Subject to orders, a draft order is submitted below for approval.

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15.11.54.

The Port Trust is agreeable to the proposal.—vide resolution at C on p.3 c.f. The proposal of the Trust may be agreed to under section 30(2) of the Act.

A.J.Chand
15.11.54
A.S., P.W.D.

15.11.54

May be sanctioned.

16/11/54

M(W)

17/11

Issued as G.O.Ms.No. 4023 P.W.D. 17.11.54.

SECRETARY TO GOVT.
17 NOV 1954
PUBLIC WORKS DEPT.

DEPUTY SECRETARY
17 NOV 1954
PUBLIC WORKS DEPT.